

SNAPSHOT of HOME Program Performance--As of 12/31/10 Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ):

State:

PJ's Total HOME Allocation Received:

PJ's Size Grouping*:

PJ Since (FY):

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	29			
Program Progress:							
% of Funds Committed	100.00 %	99.00 %	1	96.48 %	100	100	
% of Funds Disbursed	100.00 %	94.28 %	1	89.00 %	100	100	
Leveraging Ratio for Rental Activities	4.65	5.05	1	4.81	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	84.94 %	88.44 %	21	83.25 %	33	28	
% of Completed CHDO Disbursements to All CHDO Reservations***	75.31 %	69.74 %	16	70.99 %	51	50	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	76.01 %	82.05 %	20	81.75 %	22	27	
% of 0-30% AMI Renters to All Renters***	20.23 %	36.39 %	24	45.84 %	8	10	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	98.52 %	1	96.12 %	100	100	
Overall Ranking:			In State:	17 / 29	Nationally:	42	46
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,440	\$19,846		\$27,889	346 Units	49.30 %	
Homebuyer Unit	\$10,078	\$16,406		\$15,632	341 Units	48.60 %	
Homeowner-Rehab Unit	\$11,194	\$16,174		\$21,037	15 Units	2.10 %	
TBRA Unit	\$0	\$5,774		\$3,206	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (216 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***. This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Chester County PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$106,731	\$3,058	\$12,899
State:*	\$101,761	\$42,443	\$16,458
National:**	\$99,461	\$78,568	\$23,907

CHDO Operating Expenses:
(% of allocation)

PJ: 4.1 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	37.6	52.5	46.7	0.0
Black/African American:	55.5	27.6	53.3	0.0
Asian:	0.0	0.6	0.0	0.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.9	0.0	0.0
Asian/Pacific Islander:	0.3	0.9	0.0	0.0

ETHNICITY:

Hispanic	6.4	17.3	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	54.3	22.6	40.0	0.0
2 Persons:	21.7	29.0	20.0	0.0
3 Persons:	13.6	16.7	13.3	0.0
4 Persons:	6.1	20.2	26.7	0.0
5 Persons:	2.0	7.0	0.0	0.0
6 Persons:	1.4	2.9	0.0	0.0
7 Persons:	0.0	0.9	0.0	0.0
8 or more Persons:	0.3	0.6	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	28.3	23.2	6.7	0.0
Elderly:	35.5	1.2	46.7	0.0
Related/Single Parent:	25.1	45.7	20.0	0.0
Related/Two Parent:	6.4	24.6	26.7	0.0
Other:	3.8	5.3	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	37.0	0.0 [#]
HOME TBRA:	0.0	
Other:	7.5	
No Assistance:	54.9	

of Section 504 Compliant Units / Completed Units Since 2001 48

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Chester County

State: PA

Group Rank: 42
 (Percentile)

State Rank: 17 / 29 PJs

Overall Rank: 46
 (Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 77.87%	84.94	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 53.90%	75.31	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	76.01	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 92.09%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 2.415	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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